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City of Issaquah

Seventh at Gilman **GGLO**

Design Criteria Narrative 12/18/2013

11.0 Site Design

11.2 General Standards

The three buildings will be situated on the site to maximize on-street presence and to create an urban context by situating the three lobby entrances on 7th Ave NW and NW Locust Street. The buildings are also oriented to provide views to the surrounding landscape on the upper floors. The landscape plan will preserve the large grouping of existing trees at the northeast portion of the property to provide scale, ecological context and habitat for wildlife. They will be enhanced by new plantings associated with the Green Necklace park planned adjacent to Issaquah Creek. Pedestrian and bicycle circulation through the site will be provided with a new 10 feet wide multi-use trail that connects the 7th Ave NW trail with the new trail along Issaquah Creek. There will also be new sidewalks along 7th Ave NW and NW Locust Street that will encourage street side pedestrian circulation. A north/south semi-public connection is also planned between Building B and C to encourage pedestrian movement into the center of the planned development. Since the site is relatively flat universal design principles will be incorporate throughout most of the site. Sustainable site design strategies include low impact development bio-retention swales along 7th Ave NW and adjacent to the new resident parking lot. Also, the riparian buffer along the creek will be restored to help reduce the impact of erosion. New native plantings in the proposed flood swale will be designed to enhance wildlife and promote pollinators. Multi-functionality is paramount through the use of boulders for seating and landscape, steps and raised planters used as seat walls and the flood swale will provide flood mitigation in addition to seasonality and wildlife enhancement. Site amenities will include site furnishings including benches, bike racks, lighting bollards, waste receptacles, signage and art. Special paving materials will be incorporated into pedestrian crossings, building entrances and the multi-use trail.

11.3 Standards for All Uses

Building masses are emphasized at the internal drive intersections with 7th Ave NW and with NW Locust St where the building lobbies are located. All utilities are located within the buildings. The below grade parking entries are located on the internal drive with the door set back far enough so that vehicles in queue will not block the pedestrian circulation path. First floor units will encourage the use of new street side sidewalks and trails by providing secondary stoop entrances on 7th Ave NW and internal courtyard entrances connecting to NW Locust Street. New street trees will emphasize landscaping on neighborhood streets and adjacent to the multi-use trail, as well as throughout the significant open space associated with the swale and park space adjacent to Issaquah Creek. New community space will include the open space park which will include p-patches for building residents, ample seating, a bike rack, picnic shelter and tool shed, plantings and a natural play area for families and children. Dog stations will be added to assist dog walkers using the trails. Courtyards will be provided at each new building for residents. Most will be private but the connection between Building B and C is intended to

be semi-public and allow pedestrian circulation through the space. And an active courtyard at Building B is planned along 7th Ave NW to activate the street. Planting will be utilized throughout the site to create spaces, provide buffers and seasonality, enhance pedestrian experience, improve wildlife habitat and to create an overall sense of place.

11.4 Environmental Critical Areas

The buildings are located on the site outside the 200 foot shoreline buffer and their impervious roof and pavement surfaces will be drained to the new planted flood swale. Parking lots and on-street parking on 7th Ave NW will be drained to bio-retention swales before draining into the swale. The riparian buffer on the west side of Issaquah creek will be restored to help reduce erosion and the impacts of potential floods. The existing drainage swale along 7th Ave NW will be piped and rerouted through the new planted flood swale. Outdoor lighting will meet all regulations in IMC 18.07.107.

11.5 Service, Loading and Waste Enclosure

Loading zones are located on-street in front of each residential lobby within the parallel parking stall lanes. Waste enclosures are located within the below grade parking structure. Waste containers will be moved to the internal drive by property management.

12.0 Circulation Design

12.2 General Standards

The three buildings will be situated on the site to maximize the on-street presence and to create an urban context by situating the three lobby entrances on 7th Ave NW and NW Locust Street. Pedestrians will have multiple routes for movement either through building lobbies, exit stair towers or courtyard entrances from first floor units, where feasible. Universal design will be utilized on-site to allow ease of movement and connection. Pavement colors, textures and patterns will be integrated to provide hierarchy and visual cue's for directional movement. Public vs. private circulation delineation will be minimal and indistinct. Sidewalks and trails along the streets and internal to the project site will promote connectivity and pedestrian movement to the surrounding neighborhood.

12.3 Motorized Facility Standards

Surface parking lot pavement will be reduced through the use of two foot vehicle overhangs with a combination of planting and paving zones. The layout of the surface parking lot has center line modulation to avoid straight lines that encourage an increase in vehicular speed. Pedestrian crossings will be highlighted through changes in pavement or striping to alert motorists to movement. There will be one curb cut onto 7th Ave NW and one curb cut onto NW Locust Street to minimize pedestrian and bicycle conflicts and to internalize vehicular movements.

12.4 Non-motorized Facility Standards

Pedestrians and bicyclists will be encouraged to move to and from and through the site. The new 10 feet wide east/west multi-use trail will be surfaced with the same material to provide continuity and connection from the shopping center to the creek and beyond. Wide sidewalks along 7th Ave NW and NW Locust Street will encourage walking by neighborhood residents and building residents to the new bus stop/transit shelter on Gilman Boulevard. A new 5' path from Gilman Boulevard will cross the flood swale and connect to the center of the parking lot. Street and curb cut intersections will include pedestrian crossings to alert vehicles to pedestrian movements. A new 5 feet wide bicycle lane on 7th Ave NW will connect the trails to the south of the site to Gilman Boulevard.

12.5 Connectivity and Block Structure

The three buildings are separated by a parking lot and by courtyards. The layout allows for movement in both the north/south and east/west direction. An alley like courtyard space will allow residents and neighbors to walk from NW Locust Street into the center of the site and then across the swale up to Gilman Boulevard. The new 10 feet wide multi-use trail will allow pedestrians to walk from 7th Ave NW through the site to Issaquah Creek or vice versa. Pedestrian movements will be eased with the use of curb ramps at curbs and planting strips and beds for safety and separation from vehicles. The right-of-way improvements will be maintained by the Owner including paving and planting.

12.6 Landscaping of Circulation Elements

The three buildings are separated by a surface parking lot and courtyards spaces. The layout allows for movement in both the north/south and east/west direction through the middle of the development. An alley like courtyard space will allow residents and neighbors to walk from NW Locust Street into the center of the site and then across the swale up to Gilman Boulevard. The new 10 feet wide multi-use trail will allow pedestrians to walk from 7th Ave NW through the site to Issaquah Creek or vice versa. Pedestrian movements will be eased with the use of curb ramps at curbs and planting strips and beds for safety and separation from vehicles. Plantings will be designed and maintained to provide maximum visibility for pedestrian and vehicular safety on streets, within parking lots, at curb cuts and adjacent to sidewalks. Planting will included native and adaptive species, seasonality, low-maintenance, hardiness and low-water usage. Irrigation will be incorporated for plant community establishment and summer drought stress. Street trees will be selected to provide both shade and scale to the new buildings. Right-of-way improvements will be maintained by the Owner.

13.0 Community Space

13.2 General Standards

The proposed park and open space is intended to provide active and passive recreational opportunity to the new residents and the neighborhood. An open-air lawn with ample seating, p-patches for residents, picnic shelter/tool shed, natural play space, restored riparian buffer, boardwalk and trail(s) with planting are proposed for the space. The existing grove of trees will be included in the design. Site furnishings

will include lighting, bike racks, trash receptacles, boulders, signage and art where feasible. The park will be located adjacent to Issaquah Creek and take advantage of views down to the creek and further to the foothills southward. It will be partially screened from the nearby parking lot and Gilman Boulevard by new buffer plantings. The picnic shelter will provide year-round cover. The new multi-use trail connecting to 7th Ave NW will provide easy and direct access for pedestrians and bicyclists. The park is intended to be a gathering space for new residents and the neighborhood and to become an integral piece of Issaquah's Green Necklace of parks and open space. It will be a place where residents can connect with nature and enjoy the waterside space and have access to wildlife including birds and small mammals. The meadow lawn will be centrally located and allow for passive picnicking or active uses such as ball games or Frisbee. A natural play space is also proposed adjacent to the p-patch garden and existing grove of trees. Lighting will provide nighttime access that meets code requirements for safety and night skies.

13.3 Connect with Nature Standards

The new multi-use trail and park will provide visual and experiential access to Issaquah Creek within the heart of Issaquah's commercial corridor. It will be a revitalized space with a restored riparian buffer on the west side of Issaquah Creek and new native plantings that are intended to attract and support pollinators including birds and insects and promote plant diversity found in nature. A picnic shelter and benches will provide seating for year round use and enjoyment by residents.

13.4 Playscape Standards

A natural play space is proposed that will include boulders for seating and climbing, sand pit for play, stepping stones and potential for inclusion of interpretive art highlighting the importance of Issaquah Creek and the floodplain/watershed. It will provide opportunity for families to enjoy the outdoors adjacent to the creek and have a picnic or play amongst the natural elements.

13.5 Plaza Standards

Both private and semi-public rooftop courtyards are planned for all three buildings. They will incorporate a mixture of pedestal pavers, wood decking and other pavement treatments to highlight their importance in relation to internal spaces and outdoor activity areas. Seating, lighting and planting will be included to make the spaces inviting for use by residents in some locations neighbors passing through.

13.6 Community Garden/P-Patch Standards

P-patches are planned for the park/open space adjacent to Issaquah Creek. It is intended that enough raised planting beds will be constructed for 15-20% of the new residents. A tool shed / picnic shelter structure will be situated near the garden for gardeners. Access to potable water and electricity will be included as well as signage for rules and regulations for safe and proper usage. The p-patches will be situated to provide excellent solar access. Composting will be included and the area will likely be fenced to reduce wildlife and pet access.

13.7 Pet Amenity Standards

The multiple paths and sidewalks included in the project will allow for dog-walking opportunities including use of the park and open space. Pet pickup stations and signage will be strategically located to encourage their use. A pet washing station with potable water is proposed for the northeast corner of building C for residents.

14.0 Buildings

14.2 General Standards

The buildings are located within 0-10' of the Right of Way to provide a continuous street wall. The color and material of the buildings vary along the street wall to enhance the pedestrian experience. Informal gathering areas are located at the building corners and along the shared-use trail. The building lobbies and street level residential entries engage the Public Realm bringing variety to the streetscape.

14.3 Building Mass and Design

The buildings are modulated both vertically and horizontally to provide surface relief, depth and shadow. Colors and Materials change with bays and projections. Window sizes vary with divided light and Operation. Three (3) story bays are located along the street frontage and within the pedestrian alley to reduce the building heights. At the corners and lobbies, a two (2) story expression is emphasized with a rotated three (3) story bay above to add interest to the corners and to focus on the lobby.

14.4 Ground Level Details

The ground floor at the corners and along the shared-use trail is used for the lobbies, leasing space, and residential amenities (Fitness Center, Mobile Office, Lounge) to provide greater visual interest. Ground level units adjacent to the sidewalk are elevated from the sidewalk grade 2'-3' with a mixture of deciduous and evergreen landscaping provided as a buffer. The main lobbies are located at the corners of the building and focus on the adjacent streets, with secondary stair entries located adjacent to Gilman and the shared-use trails. Some ground level residential units will have stoops with a small private deck. The Buildings will have private courtyards that are elevated from the street and sidewalk.

14.5 Weather Protection

Weather protection is provided at the residential lobbies and secondary stair entrances, as well as a percentage of ground level residential units and amenity spaces.

14.6 Roofs and Parapets

The roof parapets are 42" in height above the top of roof structure and all visible mechanical equipment will be screened from view.

15.0 Parking

15.2 General Standards

Both below grade structured parking and surface parking are provided. Anchored bicycle racks are provided at every building lobby and within below grade parking.

15.3 Standards for Structured Parking

The entrances to the below grade parking levels are located off of the internal drive, set back from the pedestrian circulation for safety.

15.4 Standards for Surface Parking

The surface parking is located within, and accessed from, the internal drive. The surface parking has pedestrian circulation at the head of all parking stalls and crosswalks within the internal drive marked with a different color and textured surface. Pedestrian routes are buffered with landscaped beds and a landscape island is provided every six (6) stalls. Lighting will be provided for safe vehicular and pedestrian movement per code.

15.5 Standards for Bicycle Parking

Anchored bicycle racks are provided at every building lobby and within below grade parking.

16.0 Landscape

16.2 General Standards

The community and open spaces are designed with Issaquah Creek watershed as the driving influence. Courtyards draw from various aspects of the river system such as log jams, canyons, sand bars, and flood plains. The multi-use trail reflects a path "along the creek" that is buffered from car circulation with "creekside" plantings on each side (min 2', max 15') where appropriate (not adjacent to courtyard entrances, connector trails or when crossing a street). Landscape islands located every six (6) stalls will further buffer the parking area and improve the pedestrian environment. Site furnishings, hardscape and planting schemes reflect the creek ecotopes providing a sense of place and softening the building edges. Selected plants are native or adaptive, suitable for their designated location, provide habitat for wildlife and pollinators, and appeal aesthetically. The open space and buffer area trees close to Issaquah Creek will be largely preserved and enhanced with supplemental native species that are repeated in other planting areas. Stormwater facilities including bioretention and the flood swale integrate into the overarching watershed concept and will be visible by adjacent pedestrian paths and open space areas.

16.3 Fence Guidelines

There are only a few locations where fences will be used: private terraces that front public corridors, guardrails for the edge of the flood swale and along Issaquah Creek. The fences for private areas will be a combination of +/- 4' HT semi-transparent metal and wood fencing with landscape plantings that maintain a friendly pedestrian environment. A more natural material and style such as split rail will be used along the flood swale and Issaquah creek.

17.0 Lighting

17.2 General Lighting Standards

A hierarchy of exterior lighting has been selected that will ensure a safe, attractive environment for all users after dark. Fixtures and locations will contribute to the design concept as architectural elements, maintain dark-sky elements, and be sized appropriately for activities without overlapping illumination patterns. A licensed engineer experienced with lighting design will prepare the street lighting design.

17.3 BUG Standards

Light fixtures will comply with BUG ratings.

17.4 Design and Fixture Standards

Overhead light poles will illuminate parking and streets. Embedded lights on planters and stairs, and bollards at changes in walk direction, and crossing vehicle lanes will provide lighting at the pedestrian scale. Lighting for sculptural elements or water features will enhance the feature without glare or impacts to night sky goals.

17.5 Circulation Standards

Light poles along Seventh will be mounted at 15 ft HT in a staggered position that is compatible with landscape areas and trees. Design shall match a modern urban style. A licensed engineer experienced with lighting design will prepare the street lighting design.

17.6 Circulation Standards: Pedestrian, Bicycle and Trail

Bollards with a low, uniform light level (min 0.65 on finished surface, 0.9 fc vertical illuminance) aligned along pedestrian paths will guide users safely without adversely impacting residents. Bridges have low level of light on the bridge deck to safely guide users across. There will not be lighting within the open space/forest buffer areas adjacent to Issaquah Creek. Outlets will be provided to encourage seasonal/festive lighting.

17.7 Community Space Standards

Walkways and gathering areas will be illuminated to the pedestrian scale six (6) feet. Specialty lighting in courtyards will create unique evening spaces without adversely affecting night sky goals. Focal lighting

will enhance features of the community spaces such as water features, sculptures, signs, or high activity areas associated with interior amenity spaces.

17.8 Parking Standards

Surface: Light poles will be installed in the parking area at 15 ft HT in a staggered position that is compatible with landscape islands, trees, and paths (min 0.3 fc finished surface illumination, 0.15 vertical illuminance). Design shall match a modern urban style. Bollard lighting fixtures will safely guide users through the parking area to building entrances. The design of pole and bollard lights will be modern and urban.

17.9 Building Design Standards

Lighting is provided at all building lobbies, residential amenity entries, secondary stair doors and exterior individual unit doors.

17.10 Landscape Standards

Uplights will accent plantings and trees and will not be mounted to trees or overlap with street light placement. Embedded lights will accent walkways to provide security and outlets will be provided to allow festive/seasonal lighting.